

**UNITED STATES BANKRUPTCY COURT
FOR THE EASTERN DISTRICT OF PENNSYLVANIA
PHILADELPHIA DIVISION**

In re: Sean Romsdahl, Debtor. BANK OF AMERICA, N.A., Movant, v. Sean Romsdahl, and WILLIAM C. MILLER, Esq., Respondents.	Bankruptcy No. 19-10694-elf Chapter 13
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ORDER

AND NOW, this 28th day of Sept. , 2021, upon Certification of Default under the parties' prior Stipulation, it is hereby

ORDERED, that the automatic stay provisions of Section 362 of the Bankruptcy Code are hereby **MODIFIED**; and it is further

ORDERED, that Bank of America, N.A, its successors and/or assignees may proceed with appropriate state court remedies against the property located at 235 Byberry Road, Philadelphia, Pennsylvania 19116, including without limitation a sheriff's sale of the property, and it is further

ORDERED that Bank of America, N.A's request to waive the 14-day stay period pursuant to Fed.R.Bankr.P. 4001(a)(3) is granted.



ERIC L. FRANK
U.S. BANKRUPTCY JUDGE